



Order Filed on July 24, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY	
Caption in Compliance with D.N.J. LBR 9004-1(b)	
809936 PHELAN HALLINAN DIAMOND & JONES, PC 400 Fellowship Road, Suite 100 Mt. Laurel, NJ 08054 856-813-5500 Attorneys for CENLAR FSB AS SERVICER FOR NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY	
In Re:	
LAMONT N. WILLIAMS	
Debtor(s)	

Case No.: 17-35377 - ABA

Hearing Date: 07/31/2018 @10:00AM

Judge: Andrew B. Altenburg, Jr


Chapter: 13

Recommended Local Form: ☐ Followed ☒ Modified

ORDER VACATING STAY

____ The relief set forth on the following page is hereby **ORDERED**.

DATED: July 24, 2018



Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

Upon the motion of CENLAR FSB AS SERVICER FOR NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property more fully described as:

1162 COLLINGS ROAD, CAMDEN, NJ 08104

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further **ORDERED** that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16

Certificate of Notice Page 3 of 3
 United States Bankruptcy Court
 District of New Jersey

In re:
 Lamont N. Williams
 Debtor

Case No. 17-35377-ABA
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
 Form ID: pdf903

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Jul 24, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 26, 2018.

db +Lamont N. Williams, 9 Old Farm Road, Sicklerville, NJ 08081-3518

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 26, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 24, 2018 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor First Guaranty Mortgage Corporation
 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
 Eric Clayman on behalf of Debtor Lamont N. Williams jenkins.clayman@verizon.net,
 connor@jenkinsclayman.com
 Isabel C. Balboa ecfmil@standingtrustee.com, summarymail@standingtrustee.com
 Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmil@standingtrustee.com,
 summarymail@standingtrustee.com
 Jeffrey E. Jenkins on behalf of Debtor Lamont N. Williams jenkins.clayman@verizon.net,
 connor@jenkinsclayman.com
 Nicholas V. Rogers on behalf of Creditor NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
 nj.bkecf@fedpne.com
 Nicholas V. Rogers on behalf of Creditor CENLAR FSB AS SERVICER FOR NEW JERSEY HOUSING AND
 MORTGAGE FINANCE AGENCY nj.bkecf@fedpne.com
 Rebecca Ann Solarz on behalf of Creditor First Guaranty Mortgage Corporation
 rsolarz@kmlawgroup.com
 Robert P. Saltzman on behalf of Creditor First Guaranty Mortgage Corporation c/o Rushmore
 Loan Management Services dnj@pblaw.org
 Stephanie F. Ritigstein on behalf of Debtor Lamont N. Williams jenkins.clayman@verizon.net,
 connor@jenkinsclayman.com
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 11